

Slater Hill



CORNERSTONE
Corporation

March 8, 2012

Dear Resident:

In accordance with the Department of Housing and Urban Development regulations and your lease agreement, it is time for an annual inspection of your apartment.

We will be conducting inspections starting on Tuesday, April 10, 2012 from 10:00 AM - 4:00 PM, and may last until Friday, April 13, 2012. We are unable to give you a time or day we will get to your apartment. It would be helpful if you could be home when your apartment is inspected. If you will not be home on the day of the inspection, please leave a note on your kitchen table indicating any problems that you may have.

For residents who are new to the building, annual inspections are conducted so that management can make certain that maintenance needs in your apartment are being addressed. It is also a time when sanitation issues, fire hazards, etc. will be addressed with residents on an individual basis by management if the inspection indicates this may be a problem.

As part of the inspection, we will be bringing cameras so that the condition of apartments can be easily documented for our files.

If you have any questions, please contact the office at 725-1166.

Very truly yours,

CORNERSTONE CORPORATION

Stacy Vento
Property Manager
cc: file



Tuesday, March 20th 2012

To: Ms./ Mrs. Stacy Vento,

We are writing this letter in response to your March 8th 2012 letter announcing an inspection with unspecified date during the second week of April. We are writing to request that the inspection be done at the day of your choice a week afterwards. Your current selection of time period is highly inconvenient for us as it coincides with the Holiday of Passover which we celebrate, and most of the dates mentioned in the letter also coincide with the last days of Passover during which the Bible forbids us from doing any work (even from taking out the garbage). It is bad enough that in the past we have been the victim of false anonymous accusations stating that one of us screams “at all hours of the night” and blasts loud music “at all hours of the night”. Accusations which more or less took place around the same time

Manager's Notes:

Hello everyone. On behalf of Cornerstone and the staff, we wish the residents and their families a joyful holiday season and a peaceful new year. We'd like to thank the residents of Slater Hill and Towers East for their support and cooperation during all the brick work. You had to deal with dust, noise, entrance detours, and parking issues. The plan is to start installing new windows in the Spring.

The interior facelift at Towers East is nearing completion as the tile in the front entrance and carpeting in the residential hallways get installed.

New colors and designs are also coming to Slater Hill and Slater House.

- Stacy



Did You Hear That?...Is it Santa on the roof?

Well, Santa comes around only once a year, so chances are the noise you hear is either due to a worker or another resident. You can rule out the worker if the thumping starts at 2 am.

The staff is constantly getting complaints about loud music and other noises. We ask that you be more aware that what you are doing may be disturbing your neighbors. Not only is it common human courtesy, but a violation of the lease to disturb another's peaceful enjoyment of the building.



Security Guards on Duty:

Security guards patrol all the buildings. They are there to observe, report, and help maintain a safe environment for residents. They will call the police or fire dept. when it is necessary. Residents may request assistance from security for non-emergencies such as loud disturbances or “abnormal” activity by calling 725-1166. The answering service will page the guard. Do not call the security company. Call Stacy if you have any questions or complaints regarding a security guard.

Renter's Insurance:

As stated in the Cornerstone Corporation Resident Handbook:

“It is the obligation of the resident – not the landlord – to provide insurance coverage for belongings of the resident, family, guests, and agents (Renter's Insurance).”

“Protection against fire, theft, or other loss or damage to personal property of the resident, family, or guests – Whether within the apartment or any storage area if provided by the landlord – is the responsibility of the Resident.”

that the brochure shown to the left was distributed containing a number for such types of complaints.

Ironically, the manager of my specific building told me on

February 21st, when he came to the house (as repairs were being done to our toilet), that apart from a one time complaint made last autumn, in which someone claimed that

I was playing my music too loudly during THE DAY (I was playing the music early in the morning),

he has received no more complaints about us.

Therefore, having been pestered in the past with these false accusations by people who obviously want to make trouble for us, we do not wish

for our holiday to be ruined as well by the planned inspection.

We absolutely deny permission for maintenance (or anyone for that matter) to enter into our home if we are not here. Entry in non-emergency situations would be a violation of our privacy, and a tenant cannot enjoy their apartment in peace if they are aware that they have no privacy, which is a vital human right.

We do not wish the inspection to take place during the first week of April because we have to prepare for the Passover festival (as we are Messianic Jewish and keep all the Biblical Holidays in our house). The second week (as already stated) would be right in the middle of Passover and covering the last days of the Holiday.

Your comment with regard to bringing cameras to the inspection is a bit novel to us (given our past experience with subsidized housing). We know that we keep a nice clean apartment, and indeed I do believe that we may have one of the cleanest apartments. More cleaner than how the maintenance staff keeps this building. Therefore, since your staff is interested in pictorial archives, allow us to assist in this endeavor by providing some pictorial documentation of our own. Not only have there been several occasional spills of substances on the ground floor when we have come in from outside, but on a couple of occasions when we have been waiting for the elevator, and one elevator has been held up, the other elevator has opened either with strange bags (such as I photographed below), or on other occasions with what looked like dirty clothing. The photo shown to the right was photographed on March 4th when we were waiting for the elevator on our floor (the other elevator was being held up). I photographed what had been left in the elevator by someone because this has occurred before. This is not the first time that bags have been left, and also dirty clothing in the past has been left on the elevator floor.



I would also like to complain about how the maintenance staff keeps the laundromat. Now, we hardly ever use the building laundromat precisely because of the poor state of cleanliness. The dryers are very dirty inside (as are most of the machines) and the few times in which I have used this laundromat I have had to exert myself tremendously to clean the machines enough to actually want to put our clothes in them. Your staff should actually thank us, for on the few occasions that we have used the building laundromat I have left the machines that we use very clean, so that at least thanks to us there are a few clean machines there. Also it seems that the garbage is not changed on a daily basis, because the last time that we used the laundromat in February, it was late at night, and the trash bin was filled to the brim, and I do not think that such an accumulation could have occurred in a single day. We took photos in February which are shown on the following page:

(The few times that we go there we go armed with natural cleaners such as vinegar)





It was very difficult for me to dispose of dirty papers from when I cleaned the machines, and of my empty detergent bottle, as the bin was so full. Someone also had left a Children's Place sock.



The conditions of the machines with regard to cleanliness leave much to be desired.



The machine shown below also had nasty stains on them. This could easily be remedied by the maintenance staff cleaning them on a daily, or at least bi-daily basis with spray cleaners.



The photos below show how I left the machines after I cleaned them and had placed our clothes in them. Therefore, in the process I did your staff a favor.



We are going through a very difficult period in our lives at present, as DCYF (who perhaps may have contacted you, since we needed a referral from them when we applied for our current apartment) and their affiliate agencies have falsely accused us and are illegally keeping our sons separated from us while basically seeking to make our lives difficult in any way possible. To make the situation more grievous the person who falsely accused us, and who involved DCYF, has been trying to destroy our marriage for years and has stalked us in the past. So due to our highly stressful life we appreciate any cooperative effort made to make our lives less stressful and more pleasant. Which is why we would appreciate it if the inspection of our apartment would be postponed until the week after, so that we can celebrate

our Holiday and be allowed to keep the Commandments of the Bible without any potential hindrance. We appreciate your time and any honest effort made to understand our situation.

Sincerely,

Wenceslao Gonzalez Jr.

Cibeles Gonzalez
